

Ownership Description					Assessment Summary																													
<b>Name:</b> WEST AVE HOLDINGS LLC 824 SALEM RD CONWAY AR 72034-4821 <b>Subd.:</b> 04350 FAYETTEVILLE ORIGINAL <b>S-T-R:</b> 16-16-30 <b>Acres:</b> 0.1 <b>T.D.:</b> 011 FAYETTEVILLE SCH, FAY <b>Location:</b> 75 S WEST AVE <b>Legal:</b> PT S/2 LOT 2 BLOCK 22 0.10 AC FURTHER DESCRIBED PER 2020-7835 AS: A part of Block 22, in the original plat of the Town of Fayetteville, Washington County, Arkansas, as shown on plat of record, in Plat Book 4 at Page 4, more particularly described as					<b>Type:</b> RI Res.Impr <b>Taxable:</b> NF No-Full <b>Neigh:</b> FYHIST <b>Owner:</b> 936704 <b>Status:</b> <b>Tax Status:</b> AC <b>Block:</b> 022 <b>Lot:</b> <b>City:</b> FAYETTEVILLE <b>Map:</b> 484 523 <b>Old PID:</b> 765-01891-000					<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2022</th> <th>20%</th> </tr> </thead> <tbody> <tr> <td><b>Land</b></td> <td>240,000</td> <td>48,000</td> <td>160,000</td> <td>32,000</td> </tr> <tr> <td><b>Bldgs</b></td> <td>566,700</td> <td>113,340</td> <td>416,100</td> <td>83,220</td> </tr> <tr> <td><b>Total</b></td> <td>806,700</td> <td>161,340</td> <td>576,100</td> <td>115,220</td> </tr> </tbody> </table>					Year	2023	20%	2022	20%	<b>Land</b>	240,000	48,000	160,000	32,000	<b>Bldgs</b>	566,700	113,340	416,100	83,220	<b>Total</b>	806,700	161,340	576,100	115,220
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					Review Record																													
					<b>Date</b>	<b>By</b>	<b>Reason</b>	<b>Land</b>	<b>Buildings</b>	<b>Total</b>																								
					7/7/2023	MDH	RV	240,000	566,700	806,700																								
					2023 REAPPRAISAL																													
					7/6/2020	MDH	RV	160,000	416,100	576,100																								
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					3/20/2020	SAB	SP	62,500	308,450	370,950																								
					FOR 2020: 0.10 AC AND IMP FROM 765-01891-000 TRAILSIDE TOWNHOMES LLC																													
Trend	Street	Utilities	Topography	Landscaping																														
<input checked="" type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent																														
<input type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good																														
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average																														
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor																														
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input checked="" type="checkbox"/> Sloping	<input type="checkbox"/> None																														
Building Permit Record																																		
Date	Amount	Purpose	Note																															
4/28/2021	500	RM Remod	FOR 2022: 100% COMPLETE 1/10/22 RLB/SAB																															
Ownership Record																																		
Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks																												
12/13/2024	2024-32595		935,000	WD	WEST AVE HOLDINGS LLC	RNL 12-17-24 // Imported from Just Appraised																												
5/29/2020	2020-17547		692,500	WD	LEUCUTA, THOMAS M & ARD-LEUCUTA,	RRNL 6-2-20																												
5/27/2020	2020-17546			QC	TRAILSIDE TOWHOMES LLC	RNL 6-2-20 NO REV																												
3/6/2020	2020-32674		700,000	CR	KOLBERG, MARK & CLAIRE	DCM 9-15-2020																												
Land Record																																		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS																			
HL		1.000	1.000		.000	150000.00			S	-65	L	125	240,000																					
			0.000																															



**Total:** 240,000

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
TownhomeONE+FrameStd		1,002	2,215	2	5	2018		A	567,846	97	550,810			550,810		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													15,881			
<b>Total</b>													566,700			

Ext Wall	Roof Type	Sketch Area	Building Computation																
STANDARD	<input type="checkbox"/> Hip		Base Price														32.95		
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade				1.000												
<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor				.951												
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor				1.450												
<input type="checkbox"/> MasonVen	<input checked="" type="checkbox"/> Gable		Composite Factor						1.379										
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF						45.44										
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF						2,215										
<input type="checkbox"/> Open Pier	<input type="checkbox"/> HipGable		Base Value						100,650										
<input checked="" type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>																
<input type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>		<b>S.F./Qty</b>		<b>Rate</b>		<b>Total</b>										
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing		Foundation		1,002														
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing		Floor Structure		1,002														
<input checked="" type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing		Ins Floor																
<input type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes		Ins Wall																
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate		Ins Ceiling																
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool		2,215		3.59		7,952											
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover		1,108		4.47		4,953											
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover		1,002															
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing		-3		829.00		-2,487											
<input checked="" type="checkbox"/> Ceiling	Half 1	Fireplace		1		2014.00		2,014											
<b>Heat/Cool</b>	Extra	Basement																	
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC C		665		2.36		1,569											
<input type="checkbox"/> Hot Air/F	Type 1SA	FLOORC T		442		6.41		2,833											
<input type="checkbox"/> F/W Furn	Count 1	AACU23L1U12R1U20R18D55L18 ABCR9*7 ACU23L1U12R1U20CU8*18 ADU23L1U12R1U28CU8*18																	
<input checked="" type="checkbox"/> Central	3/20/2020: FOR 2020: 0.10 AC AND IMP FROM 765-01891-000																		
<input type="checkbox"/> Elec Base	TRAILSIDE TOWNHOMES LLC																		
<input type="checkbox"/> Elec Ceil	<b>Outbuildings and Yard Improvements</b>																		
<input type="checkbox"/> Other	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UM</b>	<b>QR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>						
<b>Floor Cover</b>	CDW		1617					2.25	1.000	97	3,529								
<input type="checkbox"/> None																			
<input type="checkbox"/> Softwood																			
<input checked="" type="checkbox"/> HW Sheath																			
<input type="checkbox"/> HW Parq																			
<input type="checkbox"/> Linoleum																			
<input type="checkbox"/> CarpetTile																			
<input type="checkbox"/> Cer Tile																			
<input type="checkbox"/> Stone																			
<input type="checkbox"/> Other																			
<b>Basement</b>																			
<input type="checkbox"/> Unfinished																			
<input type="checkbox"/> Finished																			
<input type="checkbox"/> Fin Part																			
<b>Total</b>											3,529								

Base Structure and Additive Items						
Item	Area	Rate	Factor	REL	Total	NC HS
A MN	1002	32.95	1.379		45,531	
B OP	63	12.26	1.195		923	
C OP	144	11.32	1.195		1,948	
D WD	144	7.02	1.130		1,142	
E FFB	360	10.90	1.195		4,691	
F 1+	1213	32.95	1.379		55,119	
Total of Above					126,188	
Market Adjustment					4,500	
Total Structure RCN					567,846	
Inspected: AST 12/9/2021			Contact: PI			
Revisited:			Int.Est?:			
Entered: CHB 3/8/2022			Sk. File:			
Printed: 7/25/2025			Status:			